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**Heng Fai Enterprises Limited**  
恒輝企業控股有限公司

*(Incorporated in Hong Kong with limited liability)*

*(Stock Code: 185)*

**VOLUNTARY ANNOUNCEMENT**

The Board of Directors (the “**Board**”) of Heng Fai Enterprises Limited (the “**Company**”, together with its subsidiaries as “**Group**”) is pleased to announce that its 99.5%-owned U.S.-listed Medical REIT subsidiary, Global Medical REIT Inc. (“**GMR**”), has on 18 July 2014 declared its first-ever monthly dividend amounting 0.0213 US cent per share (on pre-consolidation basis) for the month of June, representing 8.02% yield on an annualized basis.

GMR is building a medical real estate portfolio of specialized, high-acuity medical facilities with long-duration triple net leases (“**NNN**”), by which maintenance costs, insurance and property taxes are borne by the tenant, reducing the REIT’s operational costs.

In addition, GMR also proposed for a share consolidation of its shares on the basis of 400 pre-consolidation common shares for every post-consolidation common share. GMR currently has approximately 100 million issued and outstanding common shares which will decrease to approximately 250,000 post-consolidation common shares after the consolidation. This represents an indicative price of approximately US\$12.75 per consolidated share, which comprises the Company’s investment in GMR to date.

In June 2014, GMR acquired a 41,113 feet, 56-bed medical facility in Omaha, Nebraska, for US\$22.7 million. The medical facility is an operating acute care hospital, with annual rent increases and multiple options to renew on the same terms. It is connected to one of the U.S.'s largest non-profit healthcare systems with the highest of investment grade ratings.

GMR distributed a total of US\$21,300 for June 2014 and targets to consistently pay monthly distributions of at least 8.0% on an annualized basis, higher than the average of 5% payout of comparable Medical REITs in the U.S.

Apart from GMR, the Company also controls an U.S.-listed subsidiary, American Housing REIT Inc. (“AHR”), which owns a portfolio of single-family rentals (“SFRs”) in the U.S. AHR paid its first quarterly dividend in April 2014 with an annualized yield of 8.39% and expects to achieve the targeted 8% annualized yield in its second distribution in July 2014.

The Company hopes to migrate both REITs to the NASDAQ main market by the end of the financial year ending 31 March 2015 (“FY2015”). GMR hopes to achieve a net asset value of approximately US\$400 million by then, while AHR – which has currently closed over 100 SFRs – targets to acquire 1,000 homes by the end of FY2015.

The Company had unveiled in December 2013 a corporate strategy that combines seeding and growing a portfolio of high-yield REITs and managing them to develop recurring income. To accelerate this new strategy, the Company is seeking a secondary listing on U.K.'s Alternative Investment Market (“AIM”) to raise additional capital.

The Managing Chairman of the Company, Mr. Chan Heng Fai, said, *“In view of the current U.S. property market cycle and the favourable demand for specialised healthcare facilities, we are confident that GMR will be able to consistently pay out higher-than-average targeted annualised yield in excess of 8%.”*

*“GMR is backed by a team of highly experienced professionals which has built a pipeline of deals that we are currently assessing, with a preference for high-acuity single-tenants committed to NNN leases. As both AHR and GMR grow in size, so will the Group’s management fees. We hope to start earning meaningful management fees by FY2015 to create recurring revenue streams and thereby enhancing shareholder value,”* he added.

The Company will make further announcements as and when there are material updates to the consolidation.

### **Media & Investor Contact Information**

WeR1 Consultants Pte Ltd

38A Circular Road

Singapore 049394 Tel: (65) 6737 4844, Fax: (65) 6737 4944

Amelia Lee, [Amelia@wer1.net](mailto:Amelia@wer1.net)

Lai Kwok Kin, [Laikkin@wer1.net](mailto:Laikkin@wer1.net)

### **About Heng Fai Enterprises Limited**

Heng Fai Enterprises Limited, formerly known as Xpress Group Limited, listed on the Hong Kong Stock Exchange in 1972 with a current market capitalisation of approximately HK\$1.3 billion (US\$167 million). The Chan family has majority control of the Company's share capital base.

The Company is led by directors with strong finance and property experience as well as an established track record in Wall Street, Hong Kong and Singapore.

By Order of the Board  
**Heng Fai Enterprises Limited**  
**Chan Tong Wan**  
*Managing Director*

Hong Kong SAR, 29 July 2014

*As at the date of this announcement, the executive Directors are Mr. Chan Heng Fai, Mr. Chan Tong Wan, Ms. Chan Yoke Keow; the non-executive Directors are Dr. Lam, Lee G., Mr. Fong Kwok Jen and Mr. Teh Wing Kwan and the independent non-executive Directors are Mr. Chan King Fai, Mr. Tan Choon Seng, Mr. Wong Dor Luk, Peter and Mr. Wong Tat Keung.*

*Any forward-looking statements contained in this announcement are based upon AHR and GMR's current assumptions and expectations concerning future events and financial performance and are made pursuant to the "safe harbor" provisions of the U.S. Private Securities Litigation Reform Act of 1995. Such statements are subject to significant business, economic and competitive risks and uncertainties that could cause actual results to differ materially from those reflected in such forward-looking statements. All information provided in this announcement is as of the date of this announcement, and AHR and GMR do not undertake any obligation to update any forward-looking statement, except as required under applicable law.*